

Trilogy at Monarch Dunes

SPECIFIC PLAN AMENDMENT REQUEST

SUPPLEMENTAL PROJECT
STATEMENT

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TRILOGY AT MONARCH DUNES

Specific Plan Amendment

Supplemental Project Statement

❖ OVERVIEW

The following request is provided by the applicant, Monarch Dunes Joint Ventures LLC, for a Specific Plan Amendment to the Woodlands Specific Plan. This particular Specific Plan Amendment request involves the buildout of the final phases of the project (Phases IIA and IIB).

Information provided below discusses the Specific Plan Amendment request. The applicant is requesting the Board of Supervisors authorize the processing of the Specific Plan Amendment.

Project Objectives:

The existing Specific Plan was approved in 1998 and has been modified from time-to-time over the last 15 years. The applicant's overall objective is to make modifications to the existing Specific Plan and other entitlements to reflect current market trends and demand. Current market demands reflect that a use other than a third golf course is appropriate to encompass the large remaining open space areas. The trends in San Luis Obispo and neighboring counties to the north and south are showing the ever-increasing demand for a personal lifestyle that encompasses more interactive experiences that include art, food, wine, agriculture, etc. Commercial uses in the areas are also trending towards the food and wine market and tourism related to the production of agricultural products, whether it be vineyards, olives, etc. The agritourism industry in the county is thriving and it is the smaller boutique operations that are experiencing the most success. Further, the retail / hospitality / lodging markets that are popular among the locals and tourists alike are the smaller scale artisan shops, restaurants and boutique type hotels.

Based on the current trends, the owners would like to modify the allowed uses in the Specific Plan to allow for the production of agricultural products on site from both a farming perspective (crops) and an artisan production perspective (wine / beer). They are also seeking to modify the size and scale of some of the commercial component to reflect the product that the market is showing can be built and absorbed on the site. Lastly, land use planning and design principles have evolved over the years, therefore the subdivision design and distributions of the various uses are proposed to be modified to reflect more contemporary, market-sensitive design strategies.

Required Approvals:

- I. Specific Plan Amendment and Amendments to the Official Maps (Rezoning)
- II. Vesting Tentative Tract Map - New Subdivision Map for Phase IIA and IIB
- III. Conditional Use Permit
- IV. Process for Entitlements

- Board of Supervisors Authorization

Prepare a Subsequent Environmental Impact Report pursuant to CEQA Guidelines Section 15162

- Planning Commission Hearing for Specific Plan and Official Maps Amendments
Recommendation to the Board of Supervisors on Certification of the EIR and the proposed amendments
- Board of Supervisors Hearing for Specific Plan and Official Maps Amendments
Consider Planning Commission recommendation and take final action on EIR certification and the proposed amendments
- Planning Commission Hearing for Vesting Tentative Tract Map and Conditional Use Permit
Final action

Key Amendment Request Items:

Recreation/Open Space:

- Replace Phase IIA and IIB 18-hole Golf Course with Crop Production (see attached illustration)
 - Include Crop Production as an allowable use under the allowed Recreational Land Uses
 - Include Ag Processing and Food and Beverage as an allowable use for Commercial Services-Business Park Land Use
- Reduction of Resort Development (both in acreage and number of rooms)

Commercial Services- Business Park

- Re-designate 5 acres in the Village Center from Commercial Service to Residential and Open Space (for single family development and crop production) and consolidate the Commercial Service into the HWY Business Park area

Commercial Retail

- Relocate a 40,000sf portion of the 140,000sf Commercial Retail from the Village Center to the Resort area
- Modify Village Center to include a 4-acre central park

Residential

- Designate 3 acres from REC to RMF and relocate 20 Multi-Family units from the Village Center to near the Resort area
- Transfer 11 Single Family (RSF) units from Phase IB to IIA
- Reallocate 15 dwelling units from Multi Family (RMF) in Phase IA to Single Family (RSF) in Phase IIA

Changes in the Mix of Residential Units			
	1998-2002	2002-2014	Proposed
Single Family	1,240	1,220	1,235
Multi-Family	80	100	85
Total	1,320	1,320	1,320

Name Change

- Change the official name from Woodlands Village to Monarch Dunes Village

This proposal does not include any amendments to the following Woodlands Specific Plan public benefit components: affordable housing, sheriff substation or public park.

Project Benefits:

New planning methods, standards and uses incorporated into this Specific Plan Amendment, along with stricter regulatory requirements enacted since earlier approvals, bring about reduced project impacts in these resource areas: Water, Traffic and Air Quality.

- **Reduced Water Use (Estimated 300 AF/year reduction)**
 - Vineyard requires less water than golf, reducing direct well consumption
 - Irrigation to be supplemented by shallow wells accessing percolated irrigation water trapped in upper soil layers
 - 40% reduction in resort rooms (from 500 to 300) leads to lower water use
 - Removal of eucalyptus trees proposed for retention and replacing with new water-wise plantings will reduce water consumption and increase groundwater recharge
 - Additional savings from changes in landscaping and in-home water use code requirements
- **Reduced Traffic Impacts**
 - Vineyard activities generate fewer traffic trips than golf uses
 - 40% reduction in resort rooms reduces resort-generated traffic
 - Commercial/retail space reallocation between Village Center and Resort Center reduces internal vehicle miles travelled
 - Residential Cluster Concept increases traffic safety on the main residential road network
- **Reduced Air Quality Impacts**
 - Traffic impact and vehicle miles traveled reductions lead to air quality impact reductions

- 200 fewer resort rooms leads to lower energy consumption

❖ BACKGROUND

The Woodlands Village is located on 957 acres on the Nipomo Mesa about two miles west of Nipomo. The original approval for the Woodlands Specific Plan occurred in 1998. Since 1998, the plan has undergone subsequent changes that are referenced as part of this Specific Plan Amendment Request, and are discussed in the detailed outline below and illustrated in the appendix with map exhibits.

1998 Original Woodlands Specific Plan

Approval provided for:

- 1,320 Residential homes- (variety of types)
 - 1, 240 Single Family Residential (RSF)
 - 80 units Multi-Family (RMF)
 - 40 of the 1,320 dwelling units were to be affordable units
- 3 golf courses- 300 acres
- Resort- 500 rooms plus ancillary services
- Commercial Retail- Village Center-maximum up to 140,000sf
- Commercial Services: Business Park- 22 acres up to 335,000sf
- A 13-acre flex-zone for commercial or residential uses
- Open Space (parks, trails, and habitat area)
- Land Use Development to occur in four quadrant phases: IA, IB, IIA, IIB

2002 Vesting Tentative Tract Map (Tract 2341) and Master Development Plan (CUP)

Approval: Vesting Tentative Map and Master Development Plan for the entire site

- Established road alignment, open spaces, residential and commercial lots
- Established criteria for subsequent permits
- Authorized multiple final maps
- On the same date, development for Phase IA and the Phase IA golf course were approved

Relevant variations from the 1998 Specific Plan:

- Increased the size of the multi-family site from 4 to 6 acres and increased the number of units from 80 to 100
- Elected to develop residential uses only in the flex-zone

2004 Specific Plan Amendment

Approval: Map and text amendments relating to multi-family development, resort development and single-family lots, including:

- Increased maximum allowed RMF units from 80 to 100 units
- Exchanged the location of RMF site with a portion of the Resort site (5 acres)
 - Authorized 20 Multi-Family Residential (RMF) units to the Village Center
 - Transferred 80 Multi-Family Residential (RMF) units to the new site
 - Moved 5 acres of Resort area from Phase IIA near the Village Center with 23 acres of Resort remaining in its original location in Phase IIA
- Designated the Hotel Site location to the Resort site
- Decreased number of Single Family Residential units from 1,240 to 1,220
- Modified Single Family Residential lot floor area ratios and lot sizes

Current Development (Existing)

- 619 Single Family Residential (RSF) units have been completed (815 lots are recorded in IA/IB)
- 36 Multi Family Residential (RMF) units are occupied (11 affordable)
- Monarch (resort) and Golf Clubhouse facilities
- Business Park 0.94 acres (9,600sf out of 335,000sf)
- Two Golf Courses over 219 acres (Phase IA course with 18 holes and Phase IB course with 12 holes)

Remaining Development Identified in the Approved Specific Plan

The following items have been planned for in the approved Specific Plan:

Final Phases (IIA and IIB- 405 RSF and 64 RMF) were evaluated in the 1998 EIR, and part of Vesting Tentative Tract 2341.

The following items have been planned for in the Specific Plan but subsequent use permits have not been vested:

- Subsequent entitlements may be obtained for the resort (up to 500 rooms) and an 18-hole golf course (Monarch Dunes' third course).
- Phase IA- Commercial: Commercial Services- Highway Business Park – ±325,000sf and Commercial Retail 140,000sf

- Phase IB - 10-acre public park
- A Conditional Use Permit is required to entitle each major phase (Phases IIA and IIB). Projects other than single family development may require a separate Conditional Use Permit, Minor Use Permit or Site Plan Review

❖ Project Summary-Specific Plan Amendment 2014

The application is a request for amendments to the Woodlands Specific Plan and Official Maps (zoning). The amendment will be followed by a Conditional Use Permit and Vesting Tentative Tract Map modifying quadrants and lot configurations in Phase IIA and IIB. As described in the Overview section, the following items are components of the proposed amendments:

- Re-Distribute Commercial Uses between the Village Center and Resort Center area
- Reduce Resort - Reduce room count from 500 to 300 (mix of conventional/timeshare) hotel units.
- Replace 18-Hole Golf Course, with Crop Production (vineyards, lavender, olive orchards)
 - Include Crop Production as an allowable use within the Recreational category
- Include Ag Processing, Food and Beverage Products, Medical Services and Assisted Living as allowable use in the Commercial Services category
- Rename the village to Monarch Dunes

Recreation Open Space-Golf Course Replaced by Vineyards

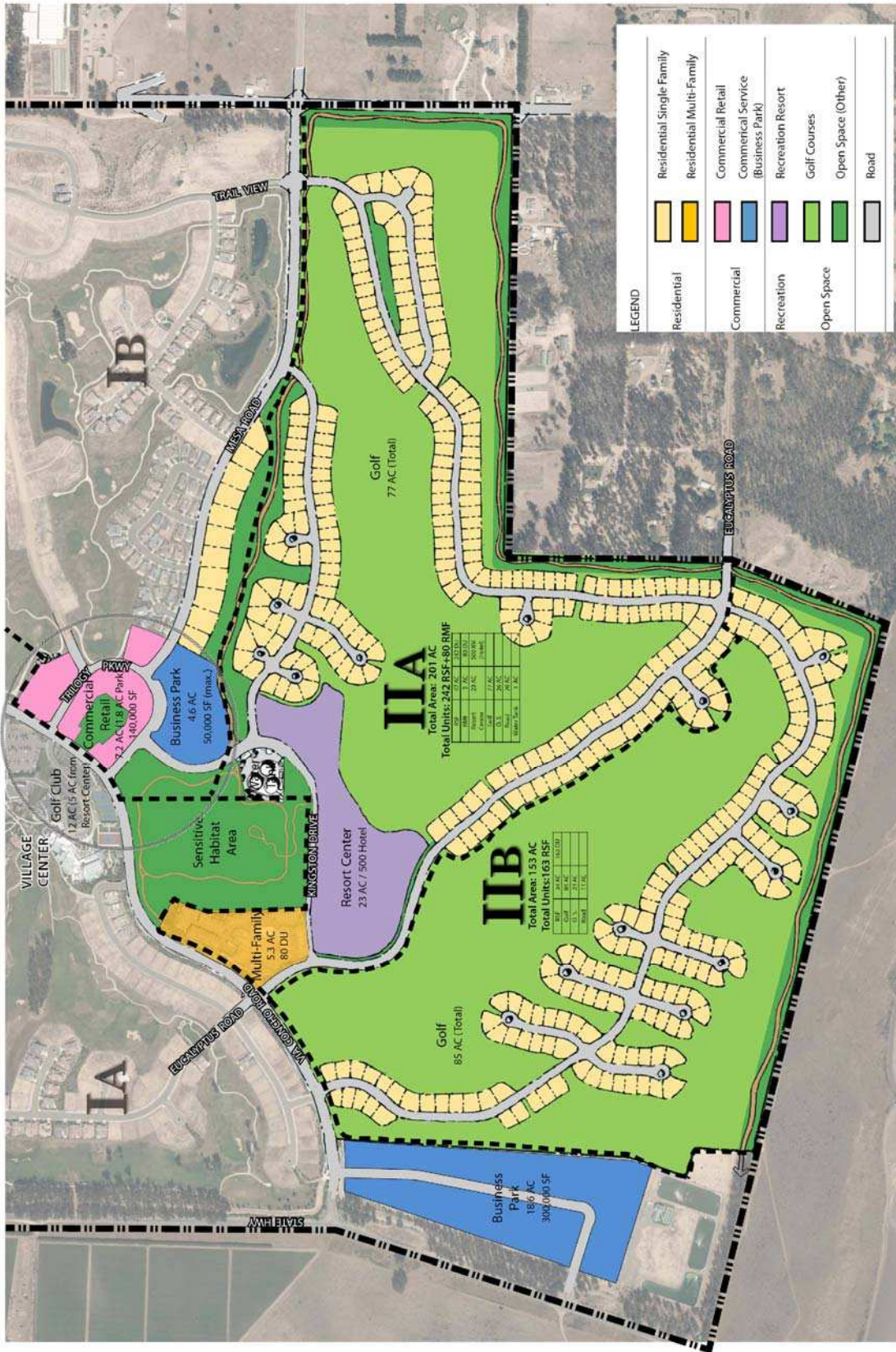
The Recreation designated areas included in Phases IIA and IIB were originally planned to include the final golf course development for the Woodlands project. The original project approval included 300 acres of golf course development. The Vesting Tentative Tract Map and Specific Plan Amendment approved in 2002 and 2004 increased golf course acreage to 386 acres. Thirty holes of golf have been completed (an 18-hole and a 12-hole) in Phases IA and IB, encompassing ±219 acres. The number of golf rounds played annually on these courses is not as successful as originally anticipated and additional golf opportunities have been constructed in close proximity to the property.

A golf study was conducted to evaluate the economic and business health of golf in Monarch Dunes and the surrounding communities. The analysis found that golf use, on the Nipomo Mesa and the County of San Luis Obispo in general, is saturated with no demand for additional courses, and that adding another ±167 acres and 18 holes of golf could be detrimental to the area's existing golf courses. Therefore, the ownership has spent a considerable amount of time considering what could occur should the original golf master plan be built out, and if the third golf course did not make economic sense, what other alternatives might be more viable and complement the existing development.

Attachment 2

After much discussion, research and analysis, it was determined that substituting the future Phase IIA and IIB golf course with an alternative use, specifically Crop Production-Vineyards, would be beneficial to the Monarch Dunes community and the County. This Specific Plan Amendment request includes the provision to substitute the Phase IIA and IIB golf course use on the Recreation designated areas with vineyards. Several sections of the Recreation/Open Space discussion will require text/figure amendments to include Crop Production as an allowed use. This is further discussed in the 'Specific Plan Amendment Redline' section below.

Figure 1: Approved Golf Course Plan



APPROVED GOLF COURSE PLAN
Trilogy at Monarch Dunes | NIPOMO, CA



PROPOSED VINEYARD COMMUNITY PLAN
Trilogy at Monarch Dunes | NIPOMO, CA

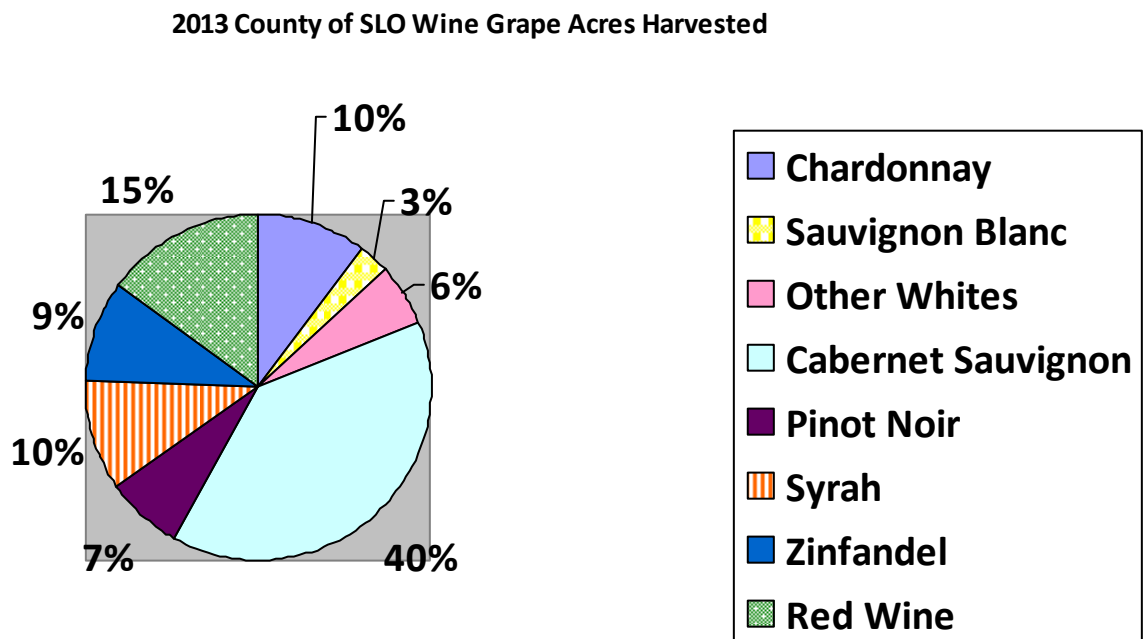
DATE: 06.13.2014
PROJECT: SBA ONLY
1"=100'

Purpose of Vineyard Selection

Vineyard planting has been an economic driver throughout the state, especially in San Luis Obispo County. This region is known primarily for agriculture and tourism with wine grapes listed as the County's largest and top grossing crop. According to the latest crop statistics released by the County of San Luis Obispo's Agricultural Department (2013), the county's wine grape production was valued at over \$220 million, making it the county's top grossing crop.

Nipomo has constant mild weather year round, with average temperature in the 70's. According to the feasibility study referenced below, the area's climate and soils characteristics present an ideal climate for cool grape varietals such as Pinot Noir and Chardonnay. Cool grape varietal planting is limited in San Luis Obispo County due to the limited geographical areas in which these varietals will succeed. Acceptable high-quality cool climate grape zones in San Luis Obispo County include Edna Valley, the Avila area and properties south of Monarch Dunes/Nipomo. In 2013, according to the County of San Luis Obispo's Agricultural Department, Chardonnay was 9% of the total amount of wine grape acres harvested, Syrah 9% and Pinot Noir at 6 %. These statistics support the fact that these cool grape varietals are underserved and under planted in the County's grape market. Monarch Dunes presents an opportunity to expand the county's presence in this market by providing additional acreage available in a suitable climate to plant these varietals.

Figure 3: 2013 County of SLO Wine Grape Acres Harvested



Vineyard Feasibility

An Ag Feasibility study, '*Winegrape Vineyard Suitability Analysis*' was conducted by Richard Brockmeyer of Wine Industry Investment Consulting, to evaluate the site's suitability, vineyard viability, management solutions and water demand, to help evaluate the feasibility of incorporating winegrape vineyards into the project. The study carefully evaluated the site's soil conditions, topography, climate, water supply and demand, as well as the residential/agriculture interface.

The results of the study confirmed that vineyard planting would be successful on the site. In fact, due to the unique climate, specific cool climate grape varieties (Pinot Noir and Chardonnay) would have success at this location. Further, climate also proved as an advantage to water demand. The two primary uses of water by winegrape vineyards are irrigation and frost control. Despite the sandy soils that would yield lower water retention, the mild climate would not require vineyard frost protection in the spring and would only require irrigation for ± 6 months of the year. Additional water savings can be achieved by planting technique (vine spacing/density) as suggested in the feasibility study. If irrigation reservoirs are required for water storage, the water lost to evaporation would also be reduced due to the cooler climate. In comparison to the original plan as a golf course, pursuing the option to incorporate crop production will present an estimated water savings of ± 315 afy.

Table 1: Overview Water Use Comparison (Phase II: Golf vs. Crop Production) -AFY		
APPROVED PROJECT 147 acres of Additional Golf Course	PROPOSED PROJECT 178 acres of Crop Production	<i>Estimated Water Savings (AFY)</i>
413 AFY	100 AFY	± 315 AFY

Residential/Agriculture Interface

Living amongst vineyards is a romanticized notion coveted by many. Vineyard views present the resemblance of a vacation, where one can immediately feel as if they are in rural Tuscany by being within the presence of this agricultural environment. Providing this amenity at Monarch Dunes should not only be seen as a type of open space use, but also as an opportunity to immerse the community and visitors in agricultural activities and create an attractive lifestyle – while contributing to the county's economy and furthering the sustainable "locally grown" movement.

The inclusion of vineyards will give Monarch Dunes residents a luxurious feel with an agrarian, rural context. While living amongst vineyards will generate tranquility, it also will provide an opportunity for homebuyers to actively engage in growing and harvesting grapes and making wine.

County of San Luis Obispo Agricultural Policies

Appendix C (Agricultural Buffer Policies) of The County's Agricultural Element includes recommendations for projects that are located adjacent to Agricultural zoned property or existing production agricultural uses on lands that are not zoned agriculture. The recommendations are strategies intended to minimize conflicts between production agricultural uses and residential uses and are typically implemented through building setbacks (buffers). The determination and recommendations from the Agricultural Commissioner's office are advisory and made on a site-specific basis.

Concerns associated with the agricultural-residential interface typically include noise, dust, trespass/vandalism and pesticide use. The residential/ag conflicts often arise when a new ag operation is established adjacent to existing development or when someone that is not familiar with the daily operations of agricultural activities moves in adjacent to an existing agricultural operation. The typical conflicts would not be relevant in this instance since the vineyards and the ag operation will be one of the several components that will be marketed as an amenity of the project. Further, the ag operation will be on a parcel that is owned and managed by the HOA; therefore, the homeowners will have an ownership stake in the operation. Because the homeowners will have an ownership stake in the agricultural operation, they will have a vested interest in the success and ongoing operations of the agricultural use. Most residents will purchase a home at this development specifically because they want to buy into the agricultural operation. Lastly, in this case, the ag operation and homes would be developed concurrently, therefore the vineyards will be in place before the first house is occupied. Furthermore, Appendix C of the Ag Element includes a provision that recognizes the fact that land use conflicts may be significantly reduced if the agricultural use and use proposed adjacent to the agricultural operations are owned by the same party, or in this case parties. Under this unique ownership scenario, the recommended buffer distances typically applied (200 feet) can be reduced considerably.

5. Land use conflict may be significantly reduced if the agricultural use and the proposed use is owned/operated by the same party (eg: winery or a roadside stand added to an existing agricultural operation.)

County of San Luis Obispo Agriculture Element, Agricultural Buffer Policies: Appendix C, page C-8

Monarch Dunes proposes to require the residents to maintain ownership of the vineyard parcel through the Homeowner's Association. Therefore this provision applies.

Even with the anticipated positive interest in the vineyard operation by future homeowners, Monarch Dunes is proposing a 35'- 40' buffer from vine to structure, and 25' from property line to vineyard, to allow sufficient space for tractor access. These buffer areas will include some fencing and landscaping.

It is important to reiterate a few key facts about how this residential/vineyard interaction is different from some of the other developments in the County where larger agricultural buffers have been required:

- Monarch Dunes is zoned Recreation, NOT Agriculture
- The proposed project is NOT an Ag Cluster

Attachment 2

- Residential Density is NOT dependent on the amount of agriculture like an ag cluster. If desired in the future, the vineyards could be replaced with a different use, without affecting the residential development.
- This IS a voluntary project component intended to establish production agriculture where it can be viable
- Incompatibility issues would not be significant, because:
 - The most obtrusive activities related to establishing vineyards – adding amendments to soil and preparing it for planting, installing vine row stakes and irrigation systems – will be completed prior to the new residents' completion of sale.
 - People will purchase their home based on vineyard development as an amenity, with an understanding of both the positive and negative aspects of this adjacency, just as they would living adjacent to a golf course
 - Homeowners will have partial ownership in the vineyards
 - Disclosures will be provided at time of purchase and prior to the use of motorized equipment, as during harvest.

Figure 4: Residential/Agriculture Interface (Buffer Photo Examples)



Comparison of Golf and Vineyard Operational Impacts

The daily and periodic maintenance requirements of golf courses and vineyards are significantly different, as shown below. Because both uses would be installed prior to first move-in, construction and installation impacts are not included.

Comparison of Golf Course and Vineyard Operation and Maintenance Impacts		
	Golf	Vineyard
Chemical Application	Broadcast spraying prevalent	Targeted spraying prevalent
Daily Activities	Mowing (usually early morning), seasonal watering by impact sprinklers, golfers near or trespassing onto private property.	Seasonal drip irrigation, seasonal hand maintenance of fruit and vines.
Periodic Activities Requiring Equipment	Thatch removal, soil aeration, weed-wacking, tree trimming, cart path repair, etc.	Harvest (once yearly)
Notification	No notification of routine maintenance activities	Notification usually required for specific activities

Figure 5: Golf vs. Vineyard Application Techniques - Golf spraying utilizes broadcast spraying and vineyard application utilizes concentrated, direct application



In its entirety, the introduction of agricultural uses on the site is a voluntary component of the project, intended to diversify the economic components and aesthetic character of the project site. The agricultural use is not a requirement in order to have residential density onsite like an ag cluster; therefore ag cluster provisions and other ag policies which pertain to ag clusters and the like should not be applied.

This Specific Plan Amendment presents the opportunity to increase the county's wine grape yield while providing an exciting and desirable agricultural component to this village. This introduction will allow new grapes to foster where climate conditions will produce high quality grapes that provide significant water savings when compared to the water demands of the currently approved golf course use. Because the resort element is adjacent to the vineyards, the introduction of an agricultural component will also provide an agrarian connection for tourists and increase the opportunity for the county, and South County in particular, to expand its reputation as a wine tourism destination. The resort has the potential to provide a regional ag-tourism draw as visitors will be able to immerse themselves in the vineyards and related production uses, all supported by the resort's commercial component. The proposed design will support educational activities, demonstrations and other events that integrate wine, vineyards and agriculture for visitors.

Because our proposal is for an agricultural use that is planned to be adjacent to and integrated into the residential development and will be installed prior to residential purchases, it should not be treated like a typical ag/residential interface. In fact, agricultural adjacency will be seen as a major positive factor in their decision to purchase a home within these phases at Monarch Dunes. And in any case, the residents will be provided with disclosures and be educated on the agricultural practices adjacent to their property before they finalize their purchases.

Recreation Resort-Resort Reduction

The original specific plan included a 500-room resort. The size and scale of the originally approved resort is too large for the Central Coast hotel market today, which favors a more boutique-feeling wine tourism location, and therefore would be unattractive to potential resort operators. This proposal includes a reduction in resort area and number of rooms. The Resort is now planned for 300 rooms split in accommodation type: 150 rooms of fractional (time share) ownership accommodations and 150 conventional hotel rooms. The resort will still maintain options to include ancillary uses (conference room, pool, restaurant, etc.), as suggested in the Specific Plan.

The resort will be visually integrated with an open area that was planned for a golf course but would now be replaced with vineyards. The resort will act as a visitor icon, drawing tourists from afar to the Central Coast to be intermixed with the agricultural, wine, golf and coastal lifestyle. The idea is to provide accommodation that will showcase local wine, agriculture, cuisine and recreation (including golf). This ideal combination of size, agricultural adjacency, and activities has great potential to become a major tax revenue source for the County.

Commercial Modifications

The previous Specific Amendment in 2004 included a total of 475,000sf devoted to Commercial Uses (Commercial Retail- 140,000sf and Commercial Services/Business Park- 335,000sf). Commercial uses were concentrated at the Village Center and the Highway Business Park. This proposal includes modifications to distribute retail uses to accommodate both visitors and residents and to concentrate the bulk of services to the Highway Business Park location.

Retail Distribution: Village Center and Resort Center

A maximum of 140,000sf Commercial Retail development is designated to the Village Center location. A desire for increased walkability means the resort and multi-family development area in Phase IIA should have retail within walking distance. The proposal includes the transfer of 40,000sf Commercial Retail development from the Village Center to what will now be known as the 'Resort Center' area. This concept presents two villages within the central portion of the project: Village Center and Resort Center. Both of these centers will serve the needs of the project as a whole, but each will cater to the needs of the visitors and residents in these two hubs. Visitors staying at the resort, as well as the adjacent higher density residential population, will have access to retail in the Resort Center. Commercial Retail uses within the Village Center will remain and will continue to be balanced with recreation/park uses within the village. The original plan has included a 1.8-acre park within the Village Center. The transfer of retail area to the resort area will allow the park area to be expanded to 4 acres. This larger size will allow the park to serve as a 'central park', a community amenity for residents and visitors, where outdoor community functions – like farmers markets or bocce ball tournaments – can be held near the clubhouse and surrounding retail and residential elements.

Business Park Location Consolidation

The original Specific Plan anticipated a maximum of 335,000sf of Commercial Services-Business Park uses. The original Specific Plan recognized that a future amendment may be necessary should the maximum inventory never be fully absorbed. Subsequent approvals identified a total of 335,000sf of Business Park area located in both the Village Center, Flex Zone and Highway Business Park.

Currently 46,000sf of Commercial Services uses may be proposed adjacent to the Village Center and an additional 289,000sf are programmed at the Highway Business Park. Approximately 5% of the total planned square footage has been at the Highway Business Park, with one approximately 10,000sf building occupied by an agricultural marketing company whose business connects local growers to retail outlets for crops. An additional 5,000sf is occupied by a modular office for ongoing homebuilding management and future construction. The Commercial Services market demand is much lower than originally anticipated 16 years ago when the original Specific Plan was approved, and successfully accommodating the full build out is proving to be an economic challenge.

This proposal includes the consolidation of the two Commercial Service areas to the Highway Business Park by transferring 46,000sf from the Village Center to the Highway Business Park, and removing 5 acres of Commercial Service use within the Village Center. The remainder of the Highway Business Park will still occupy 19 acres and will provide enough area to support up to 335,000sf. The overall Floor Area

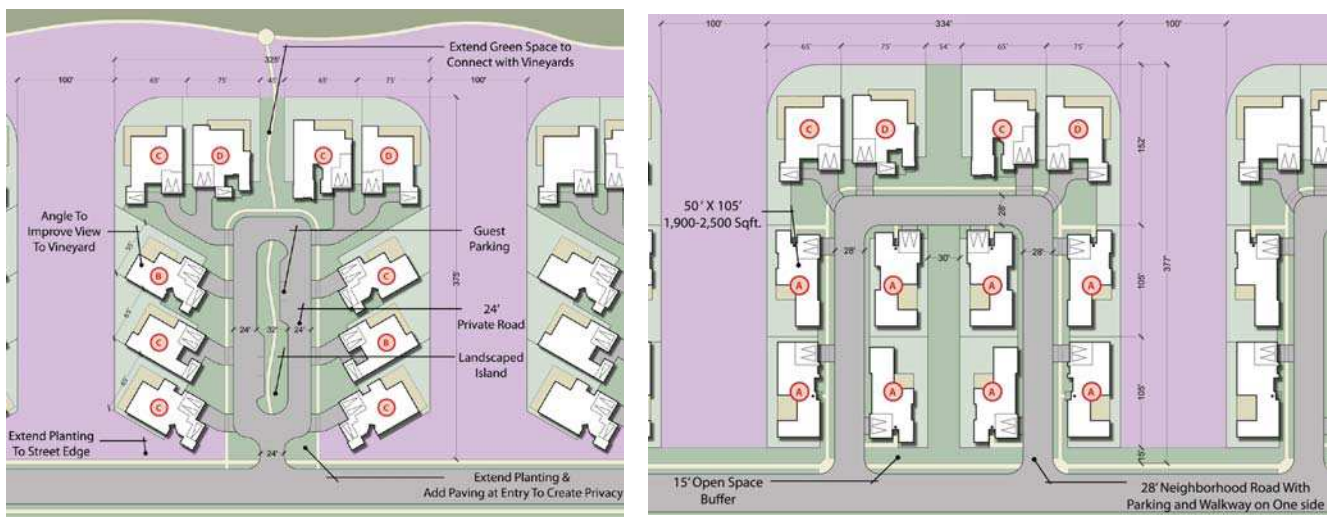
Ratio (FAR) will slightly increase from the 1998-2004 SP, which assumed FAR 0.35, to FAR 0.40 in order to supply the space necessary to accommodate 335,000sf at the Highway Business Park location. The Specific Plan Business Park Lot Types and Building Envelope will need to be amended to change the max FAR from 0.35 to +/-0.40 to accommodate a higher density at the Highway Business Park.

In addition, as part of the current Specific Plan Amendment proposal, the applicant is requesting to update Table 6: Commercial Services- Allowable Uses within the Business Park to include Ag Processing, Food and Beverage uses, Medical and Assisted Living Facilities.

Single Family Lot Design Modification

The original approved Phases IIA and IIB included conventional lot arrangements, so all lots had direct access off the main streets as seen in previous built-out phases. Planning techniques have evolved over the few last decades and this proposal illustrates a new method where home sites are clustered, utilizing shared private access alleys and allowing for integrated open space. These residential design concepts have been successfully utilized across the nation. Incorporating this lot concept would entail modification to the lot configurations provided in the Specific Plan.

Figure 6: Single Family Lot Modification Layout



Traffic-Circulation Benefits - Conventional residential lot layouts would encourage loaded streets where every lot has potential to interrupt circulation while vehicles are pulling in and out. With the cluster concept, the number of entries and exits onto thoroughfares is reduced, and circulation interruptions are minimized and concentrated onto common private drives. This concept provides a superior circulation concept compared to what was originally approved.

Table 2: Approved vs. Proposed Acreage Summary

Approved/Proposed Land Uses, 1998 - 2014 Acreage Breakdowns by Use											
SP/VTTM	RSF	RMF	GOLF	VINEYARD	OPEN SPACE ¹	CLUB (Golf/Monarch)	Resort (Hotel)	Commercial RETAIL	BUSINESS PARK	PUBLIC ²	TOTAL
1998											
Phase I:	202	4	176	0	120	4	0	7	35	63	598
Phase II:	97	0	120	0	87	28	0	0	3	27	359
Total:	299	4	296	0	207	32	0	7	35	90	957
2002											
Phase I:	158	6	219	0	95	4	0	8	24	93	607
Phase II:	81	0	167	0	45	0	28	0	0	29	350
Total:	239	6	386	0	140	4	28	8	24	122	957
2004											
Phase I:	152	0	218	0	95	17	0	7	24	82	595
Phase II:	81	5	167	0	49	0	23	0	0	37	362
Total:	233	5	385	0	144	17	23	7	24	119	957
2014											
Phase I:	146	0	218	0	96	12	0	7	0	93	572
Phase II:	82	8	0	141	71	0	15	0	19	49	385
Total:	228	8	218	141	167	12	15	7	19	142	957

¹ Includes Open Space and Passive Park in 1998 Specific Plan, Open Space only in 2002 and 2004 VTTMs, Open space, orchard and lavender in 2014 Specific Plan

² Includes public park, road, water treatment plant, parking lot and water reservoir acreage

Approved Plan (2004 Specific Plan) and Proposed 2014 Specific Plan acreage Comparison							
SP	RSF	RMF	Golf	Vineyard	Open Space	Club Resort	Total
2004	233	5	385	0	144	40	957
2014	228	8	218	141	167	27	957
Net +/-	(-4)	3	(-167)	141	23	(-13)	

Table 3: Approved vs. Proposed Unit/SF Summary

Approved/Proposed Land Uses, 1998 - 2014 Unit/SF Breakdowns by Use											
SP/VTTM		RSF Units	RMF Units	GOLF	VINEYARD	OPEN SPACE	CLUB (Golf/Monarch)	Resort (Hotel) Units	Commercial RETAIL SF	BUSINESS PARK SF	PUBLIC
1998	Phase I:	836	80	-	-	-	-	0	140,000	335,000	-
	Phase II:	404	0	-	-	-	-	500	0	0	-
	Total:	1,240	80	-	-	-	-	500	140,000	335,000	-
2002	Phase I:	815	100	-	-	-	-	0	140,000	335,000	-
	Phase II:	405	0	-	-	-	-	500	0	0	-
	Total:	1,220	100	-	-	-	-	500	140,000	335,000	-
2004	Phase I:	815	100	-	-	-	-	0	140,000	335,000	-
	Phase II:	405	0	-	-	-	-	500	0	0	-
	Total:	1,220	100	-	-	-	-	500	140,000	335,000	-
2014	Phase I:	804	0	-	-	-	-	0	100,000	335,000	-
	Phase II:	431	85	-	-	-	-	300	40,000	0	-
	Total:	1,235	85	-	-	-	-	300	140,000	335,000	-

Approved Plan (2004 Specific Plan) and Proposed 2014 Specific Plan Unit/SF Comparison									
SP	RSF	RMF	GOLF	VINEYARD	OPEN SPACE	CLUB RESORT	COMMERCIAL RESORT	BUSINESS PARK	PUBLIC
2004	1,220	100	-	-	-	500	140,000	335,000	-
2014	1,235	85	-	-	-	300	140,000	335,000	-
Net +/-	(-15)	15	-	-	-	(-200)	0	0	-

❖ PROJECT BENEFITS

New planning methods, standards and uses incorporated into this Specific Plan Amendment, along with stricter regulatory requirements enacted since earlier approvals, bring about reduced project impacts in these resource areas: Water, Traffic and Air Quality.

- **Reduced Water Use (Estimated 300 AF/year reduction)**
 - Vineyard requires less water than golf, reducing direct well consumption
 - Shallow well use allows re-use of percolated irrigation water in upper soil layers
 - 40% reduction in resort rooms (from 500 to 300) leads to lower water use
 - Eucalyptus tree removal and new water-wise plantings reduce water consumption and increase groundwater recharge
 - Additional savings from changes in landscaping and in-home water use code requirements
- **Reduced Traffic Impacts**
 - Vineyard generates less traffic than golf
 - 40% reduction in resort rooms reduces resort-generated traffic
 - Commercial/retail space reallocation between Village Center and Resort Center reduces vehicle miles travelled
- **Reduced Air Quality Impacts**
 - Traffic impact and vehicle miles traveled reductions lead to air quality impact reductions
 - 200 fewer resort rooms leads to lower energy consumption

Additionally, the modernized design and planning concepts will provide a superior alternative than what was originally proposed as it will achieve:

- Greater diversity of land uses (Crop Production; Ag Processing; Food and Beverage Products)
- Concentrated Commercial Nodes
 - Resort Center will accommodate commercial uses to better serve visitors
 - Highway Business Park- Consolidation to one location- improves circulation
 - Modern Residential Cluster- increases open space and improves circulation
 - Increased Open Space (+23 acres)

APPENDIX

Specific Plan Amendments-Redlines

This Specific Plan Amendment is initiated by the developer based on market demand and conditions that differ from when this original plan was approved, 16 years ago. A Specific Plan Amendment is necessary to reconfigure and redistribute land uses within the approved project, in accord with these changed conditions.

A Specific Plan Amendment may be recommended for approval based on the following necessary findings:

- A. Changes have occurred in the community which warrant the proposed amendment.
- B. The proposed amendment is consistent with the San Luis Obispo County General Plan.
- C. The proposed amendment may enable efficient and less costly delivery of necessary services and public facilities to the population within the area of this Specific Plan and Nipomo Mesa.

A Supplemental EIR is necessary for these proposed modifications as it will include environmental modifications that will differ from the original EIR. The supplemental EIR will provide updated and adequate information relative to the proposed project for Water, Traffic, Air Quality/GHG, and Visual Resources, which are all assumed to be of lower environmental impacts.

Specific Plan Text/Map Amendment Inventory List

Pg 9 Update location of RMF and Business Park location

Pg 10-Update Land Use Plan

Pg 11- Update Project Land Use Acreage Table 1 (reduce golf course, add in vineyards, reduce resort area)

Pg 12 'The Plan' updates to incl. agriculture and business park revisions

Pg 14 –Update Land Use Concept Plan

Pg 15 Update Residential Dwelling Units Table 2 (change acreage, lot size??)

Pg 17-28- Revisions to residential densities? Setbacks, standards?

Pg 35-36-Update Village Discussions break into two villages: Village Center and Resort Village

Pg 43: Update Allowable Uses to include 'Ag Processing'

Pg 48-Update Recreation and Open Space Plan (incl vineyards)

Pg 49 Amend Recreation-Resort discussion and allotted acreage

Pg 50- Site Planning-visually integrated with vineyards rather than golf course

Attachment 2

Pg 53- Amend golf course discussion on location- remove from Phases IIA/IIB

Pg 54- Buffer plan types to include lavender

Pg 57 Buffer changes from Eucalyptus

Pg 65- Kingston Circulation modification

Pg 86 Water Demand Table 5 – update with current project modifications

Pg 89-90- Stormwater Drainage Map and discussion updates

Pg 96-98-Allowable Uses- Add allowable uses: Crop Production, Ag Processing

Appendix A- modify SLO County Gen Plan Standards- update information re: Rec and Open Space